011.B	0001	0002.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	720,100	/	720,100
USE VALUE:	720,100	/	720,100
ASSESSED:	720,100	/	720,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
60		LOMBARD TERR, ARLINGTON

OWNERSHIP

Unit #: 2

Owner 1:	URTON CRISTINA & JASON
Owner 2:	
Owner 3:	
Street 1:	62 LOMBARD TERR
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	SHARFF PHILLIP A -
Owner 2:	-
Street 1:	62 LOMBARD TERR
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1920, having primarily Stucco Exterior and 1512 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	715,500	4,600		720,100
Total Card	0.000	715,500	4,600		720,100
Total Parcel	0.000	715,500	4,600		720,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 476.26 | /Parcel: 476.26

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 011.B-0001-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	715,500	4600	.		720,100		Year end	12/23/2021
2021	102	FV	655,400	4600	.		660,000		Year End Roll	12/10/2020
2020	102	FV	645,500	4600	.		650,100	650,100	Year End Roll	12/18/2019
2019	102	FV	601,300	4600	.		605,900	605,900	Year End Roll	1/3/2019
2018	102	FV	531,700	4600	.		536,300	536,300	Year End Roll	12/20/2017
2017	102	FV	484,600	4600	.		489,200	489,200	Year End Roll	1/3/2017
2016	102	FV	484,600	4600	.		489,200	489,200	Year End	1/4/2016
2015	102	FV	447,700	4600	.		452,300	452,300	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SHARFF PHILLIP	75673-411	2	9/21/2020		850,000	No	No		
SHARFF PHILLIP	54629-18		5/3/2010	Estate/Div	1	No	No		
BAND HARRIS	23654-433		9/15/1993		168,500	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/6/2020	1210	Inter Fi	20,000	C				
9/22/1993	468	Add Bath	7,555	C				ADD BATH

ACTIVITY INFORMATION

Date	Result	By	Name
4/15/2021	Sales Review	PT	Paul T
11/25/2020	SQ Returned	JO	Jenny O
11/19/2020	SQ Mailed	MM	Mary M
7/26/2018	Measured	DGM	D Mann
5/6/2000		197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7038																

Total AC/HA: 0.00000 | Total SF/SM: 0 | Parcel LUC: 102 Condo | Prime NB Desc: CONDO | Total: | Spl Credit | Total:

Patriot Properties Inc.

User Acct: 147228
GIS Ref:
GIS Ref:
Insp Date: 07/26/18

!1158!

PRINT

Date	Time
12/29/21	19:36:32

LAST REV

Date	Time
04/15/21	12:30:39
apro	
1158	

USER DEFINED

Prior Id # 1:	147228
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	99 - Condo Conv		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	6 - Stucco		
Sec Wall:	3 - Aluminum	25	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:	N - NONE		

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1920	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	50.000000000
Name:	80 - 7038

DEPRECIATION

Phys Cond:	AG - Avg-Good	26. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		26.4 %

CALC SUMMARY

Basic $ / SQ:	305.00
Size Adj.:	1.34444439
Const Adj.:	0.99989998
Adj $ / SQ:	410.015
Other Features:	75000
Grade Factor:	1.10
NBHD Inf:	1.20000005
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	972203
Depreciation:	256662
Depreciated Total:	715542

COMMENTS

BK; 18215 PG; 516 648-2722,Building Number 1;
UAT FIN 100%.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	3	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	3	0
Totals			
1	10	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	541.22
Special Features:	0	Val/Su Net:	386.76
Final Total:	715500	Val/Su SzAd	473.21

SKETCH

UnSketched SubAreas:
GLA: 1512,
BMT: 338,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,512	410.010	619,942
BMT	Basement	338	123.000	41,575

Net Sketched Area:	1,850	Total:	661,517

Size Ad	1512	Gross Area	1850	FinArea	1512

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 011.B-0001-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	17X20	A	AV	1920	22.35	T	40	102			4,600			4,600

More:	N	Total Yard Items:	4,600	Total Special Featues:		Total:	4,600